



Livable Streets Update (FIVE IN FIVE)



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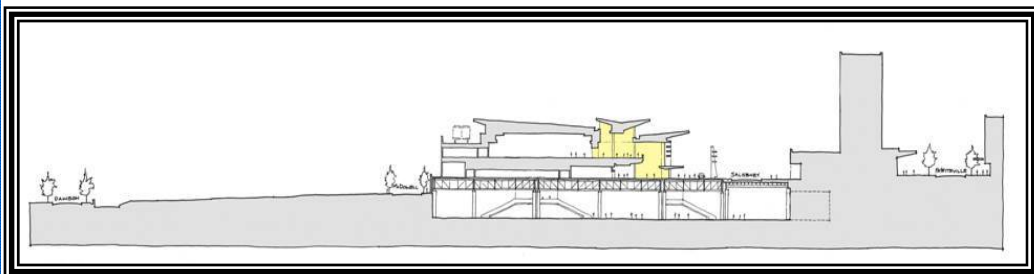
On May 20, the members of the Raleigh City Council and the Wake County Board of Commissioners approved an option for the project's architects to pursue development of a schematic design for the new convention center.

The architects of O'Brien/Atkins/Clearscapes/TVS are to propose the center's schematic design to the elected officials in October.

As part of this process, the architects are offering to keep the public current on the development of the center's schematic design while reaping the benefit of their feedback at three informational sessions.

The July 13 session will focus on uniqueness of place. The theme of the August 10 gathering is character options. Schematic design progress is the topic of the September 14 meeting. All of the meetings convene at 5 p.m. at the Raleigh Convention and Conference Center.

The new convention center and a four-star Marriott hotel will be built on the south end of downtown. Construction of the convention center is scheduled to begin in 2005 with completion in late 2007.



THE FIVE IN FIVE WORK PLAN

Fayetteville Street Renaissance

Goal: Reinvigorate Fayetteville Street as the heart of Raleigh, the ceremonial corridor and the premier Downtown address for office, events and cultural activity. The top action items:

- Make active uses mandatory for ground floors fronting Fayetteville Street and provide incentives to encourage them.
- Fill in development gaps.
- Open available blocks to vehicular activity; in phases, beginning with the 200 and 300 blocks.
- Re-establish the capitol vista - Develop outdoor festival and performance space.

Convention Center

Goal: Develop and market competitive facilities to attract more national conventions and trade shows, and improve the business environment for hotels, restaurants and other visitor serving facilities. The top action items:

- Get new downtown convention center and convention center hotel adopted and funded.
- Solve lobby access.
- Suggest future expansion to south.
- Investigate mixed-use and roof-top uses.
- Develop strategy for active edge on Cabarrus Street.

RALEIGH BUDGET REFLECTS COMMITMENT TO REINVIGORATE DOWNTOWN

The newly adopted City of Raleigh budget for Fiscal Year 2004-05 (July 1 through June 30, 2005) contains significant appropriations for downtown improvements.

The budget provides a financing means for the Fayetteville Street Renaissance project, which is a top priority of the Livable Streets initiative. The \$10 million price tag also includes converting Hargett and Martin streets to two-way traffic.

The City's Capital Improvement Plan (CIP) contains \$447,000 over the next three years for Blount Street redevelopment. This will coincide with the State's efforts to return 25 acres of property in the northeast corner of downtown to private development.

Downtown East's Block A-21, bounded by S. Bloodworth, E. Davie, S. East and E. Cabarrus streets, is slated for \$350,000 in CIP improvements, starting this year with \$150,000 in funding.

Downtown South will receive \$300,000 to work in coordination with the master developer to maximize the potential from all that is being invested in this area. New development projects already are underway in the south end of downtown near the Raleigh Convention and Conference Center and the BTI Center for the Performing Arts. These include construction of the new convention center, Progress Energy's office tower and mixed-use project, and redevelopment of the former Hudson Belk building.

The CIP also includes \$1.2 million for Downtown pedestrian improvements over the next five years, with \$100,000 being earmarked for this year.

City funding to the Downtown Raleigh Alliance improved from \$40,000 the previous year to \$155,000 in the new budget.

Copies of the adopted budget may be reviewed on the City's website at www.raleigh-nc.org/adminservices/budget/budget.htm. Bound copies may be reviewed in the office of the City Clerk.

For more information on the City's budget, contact the City of Raleigh Budget Office at 890-3840.

Improve the Pedestrian Environment

Goal: Create an attractive, well lit, safe environment that links office and residential areas to amenities such as restaurants, museums and arts venues.

Make downtown accessible to all. The top action items:

- Require pedestrian oriented ground level uses with high level of detail, i.e. doorways, windows, awnings and overhangs, along the sidewalk edge in downtown.
- Connect existing and emerging neighborhoods to Fayetteville Street.
- Further study converting east / west one-way streets to two-way.
- Investigate federal funding sources.
- Connect TTA Regional Rail station area with pedestrian linkages.

Regulatory Reform

Goal: Improve business environment by removing regulatory impediments; make it at least as easy to do business downtown as any place else in the region; include incentives in regulations. The top action items:

- Centralize approvals: Establish a downtown team within the city to respond to major project proposals and construction quickly. Develop a parallel strategy for small/mid-sized projects.
- Centralize the approvals process by creating a team within the city to respond to development proposals.
- Provide development incentives for vacant buildings and properties.
- Address issues dealing with outdoor dining, signage and other pedestrian encroachments.

NEWLY EXPANDED CITY PROGRAM RECEIVES \$80,000 IN GRANT APPLICATIONS FOR REHAB OF DOWNTOWN AREA FACADES

Since it was expanded in May, the City of Raleigh's Façade Grant/Design Assistance Program has received applications for \$80,000 in grants for façade renovation projects in the downtown area.



The goal of the Façade Grant/Design Assistance Program is to promote facade rehabilitation of commercial buildings in the downtown areas, commercial areas adjacent to the downtown, and older pedestrian shopping districts. In preserving the unique and special characteristics of these areas and helping owners make quality building improvements the City

hopes to foster a sense of place and overall consistent image for an area. The program complements other City revitalization efforts, such as sidewalk and landscaping improvements, and helps promote an attractive environment for new investment and business activity.

The process for participating in the Façade Grant/Design Assistance Program starts with submitting an application and then meeting with the City's Urban Design Center staff to make sure the project meets the City's Urban Design guidelines. When the application has been approved, work can begin on the improvements. The grant money is rebated to the applicant after the work is completed and reviewed by the Urban Design Center.



On May 4 the City Council voted to expand the Façade Grant/Design Assistance Program to include increasing the maximum grant award and starting a grant program component --- Fayetteville Street Façade Assistance Grants -- specifically for Fayetteville Street and some surrounding streets. Since the expansion, the City has received applications from building owners and tenants for façade rehab grant rebates totaling \$80,000. (continued on page 4)

Downtown Management

Goal: Take a "one-stop shopping" approach to the management and marketing of downtown. The top action items:

- Develop a comprehensive Downtown marketing program, including an expanded website. It should be developed and coordinated with all downtown resources to promote events and attractions. Maximize the capitol status.
- Create a downtown development corporation.
- Make Downtown Raleigh Alliance the organization responsible for bringing all parties to the table to oversee implementation of the vision.
- Explore development incentives and options similar to tax increment financing.



Livable Streets

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This includes five Fayetteville Street Façade Assistance Grants totaling \$70,000.



façade rehabilitations along Fayetteville, Wilmington, Salisbury, Hargett, Martin and Davie streets.

Available on a first-come, first-served basis for a limited time are grant rebates of up to \$10,000 or 50 percent of all exterior storefront/ground level rehabilitation costs, whichever is less.

The five Fayetteville Street Façade Assistance Grant applications are for projects at:

- 12-14 E. Hargett St., \$30,000;
- 228 Fayetteville Street Mall, \$10,000;
- 230 Fayetteville Street Mall, \$10,000;
- 222 Fayetteville Street Mall, \$10,000; and,
- 137 S. Wilmington St., \$10,000



Also since the Façade Grant/Design Assistance Program was expanded, the City has received two additional applications for grant rebates from the program's Façade Rehabilitation Grants component. Both applicants are seeking \$5,000 for façade improvements at 511 Hillsborough Street and 400 W. Morgan St. With this

component, the City provides financial assistance to help pay for façade rehabilitations in eligible areas throughout the Capital City. Available on a first-come, first-served basis are grant rebates of up to \$5,000 or 50 percent of all exterior rehabilitation costs, whichever is less.

The other component of the Façade Grant/Design Assistance Program is Architectural Design Assistance. Under this component, the City provides financial assistance to help pay for architectural services related to façade rehabilitation in eligible areas. (continued on page 5)

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Grant rebates of up to 100 percent of the cost of architectural design services or 10 percent of estimated project costs -- whichever is less -- are available contingent on the use of a façade grant.

The Façade Grant/Design Assistance Program is administered through the City's Urban Design Center. The staff provides assistance to current and prospective building owners and tenants interested in improving their properties in eligible areas. For more information, contact the Urban Design Center at 807-8441.

TOWING ORDINANCE TO BE CONSIDERED AT JULY 20 CITY COUNCIL MEETING

The Raleigh City Council will consider a revised ordinance to regulate towing under Special Items during the regularly scheduled meeting at 1:00 p.m., Tuesday, July 20.

Mayor Charles Meeker has proposed that towing from parking lots in non-residential areas be prohibited between the hours of 6:00 p.m. and 6:00 a.m. unless a vehicle has been in the lot for six hours. During the prohibition hours a boot that immobilizes the vehicle will be used instead of towing with the fee to remove the boot limited to \$50.00.

The prohibition shall only apply to the area bounded by Peace Street to the north, West Street to the west, South Street to the south, and Person Street to the east. The towing ban would apply to all lots not owned by the State of North Carolina located within 200 feet of Hillsborough Street between Salisbury Street and Dixie Trail.

The proposal exempts restaurants and allows for a maximum towing fee from those lots to \$75.00.

An owner or the owner's designee of any restaurant or retail establishment open for business during the proscribed hours may have a vehicle towed. The authorization to tow a vehicle must be in the writing by the owner or the designee.

The ordinance will become effective upon passage.

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Web links

City of Raleigh
www.raleigh-nc.org

Wake County
www.wakegov.com

Downtown Raleigh Alliance
www.downtownraleigh.org

Greater Raleigh Chamber of Commerce
www.raleighchamber.org

Greater Raleigh Convention & Visitors Bureau
www.visitraleigh.com

CONTRACT APPROVED FOR CONSULTANTS TO ASSIST CITY IN CONVENTION CENTER AREA REDEVELOPMENT PLAN

The Raleigh City Council on July 6 approved contracts for an urban design consultant and a development/real estate consultant to assist the City with drawing up a conceptual plan for redeveloping the south end of downtown, including the convention center area.

On May 18, the City Council approved the selection of HDR/Dover-Kohl as the urban design consultant and Hunter Interests Inc. was chosen as the development/real estate consultant. The City received four proposals for both consulting opportunities, for a total of eight proposals. The City Council authorized a maximum budget of \$130,000 for the development of the conceptual plan. The contracts are written on a time and expense basis that allows the use of City staff and resources to reduce the overall cost of the services.

In addition to drafting a redevelopment scheme, the consultants will work with the City on identifying development projects for the southern end of downtown that meet goals and objectives of the City's "Livable Streets" Downtown Plan. Eventually, the City plans to enter into development agreements with one or more developers to redevelop the area. The consultants will be directly responsible to City Manager J. Russell Allen but will also report to a review committee comprised of the Planning Department director, the Urban Design Center director and a representative of the Downtown Raleigh Alliance.

New development projects are already under way in the south end of downtown near the Raleigh Convention and Conference Center and the BTI Center for the Performing Arts. These include construction of Progress Energy's office tower and mixed-use project, and redevelopment of the former Hudson Belk building. The City's "Livable Streets" downtown plan is designed to reinvigorate downtown, and the City and County are constructing a new convention center and 400-room, four-star Marriott hotel. These projects are expected to stimulate additional public and private redevelopment efforts on downtown's southern end.

The consultants and City staff will provide regular updates on the project to the City Council's Comprehensive Planning Committee

	Date/Time	Purpose
New Convention Center Design Concept	July 13, 5:00 p.m. Raleigh Convention and Conference Center	Uniqueness of place
New Convention Center Design Concept	August 10, 5:00 p.m. Raleigh Convention and Conference Center	Character options
New Convention Center Design Concept	September 14, 5:00 p.m. Raleigh Convention and Conference Center	Schematic design progress

THE FIVE IN FIVE GOALS

Complete a Fayetteville Street Renaissance to reinvigorate the Street as the heart of Raleigh, our ceremonial corridor and the premiere address for office, events and cultural activity.



2. **Fund and build a new Convention Center & Hotel** to attract conventions and trade shows and improve the business environment for hotels, restaurants and other visitor services.

3. **Improve the pedestrian environment** making downtown accessible to everyone. Balance the needs of pedestrians against those of the car. Create an attractive, well lit, safe environment that links office and residential uses to amenities such as restaurants, museums and other venues.

4. **Undertake regulatory reform** to improve the business climate by re-moving regulatory impediments, making it just as easy to do business downtown as any place in the region. Explore adding incentives in the regulations.

5. **Expand downtown management** to take a one stop approach to management and advocacy.